

Uscps hp.shp
 Upper Swift Creek Plan amendment
 Riverbds.shp
 Genstr.shp
 Lakes.p.shp
 Shape sz.shp
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 rmuc
 or Wump House



Current Plan (Upper Swift Creek Plan) adopted 1991

Portion of Plan
to be included in the
Northern Area Plan
amendment

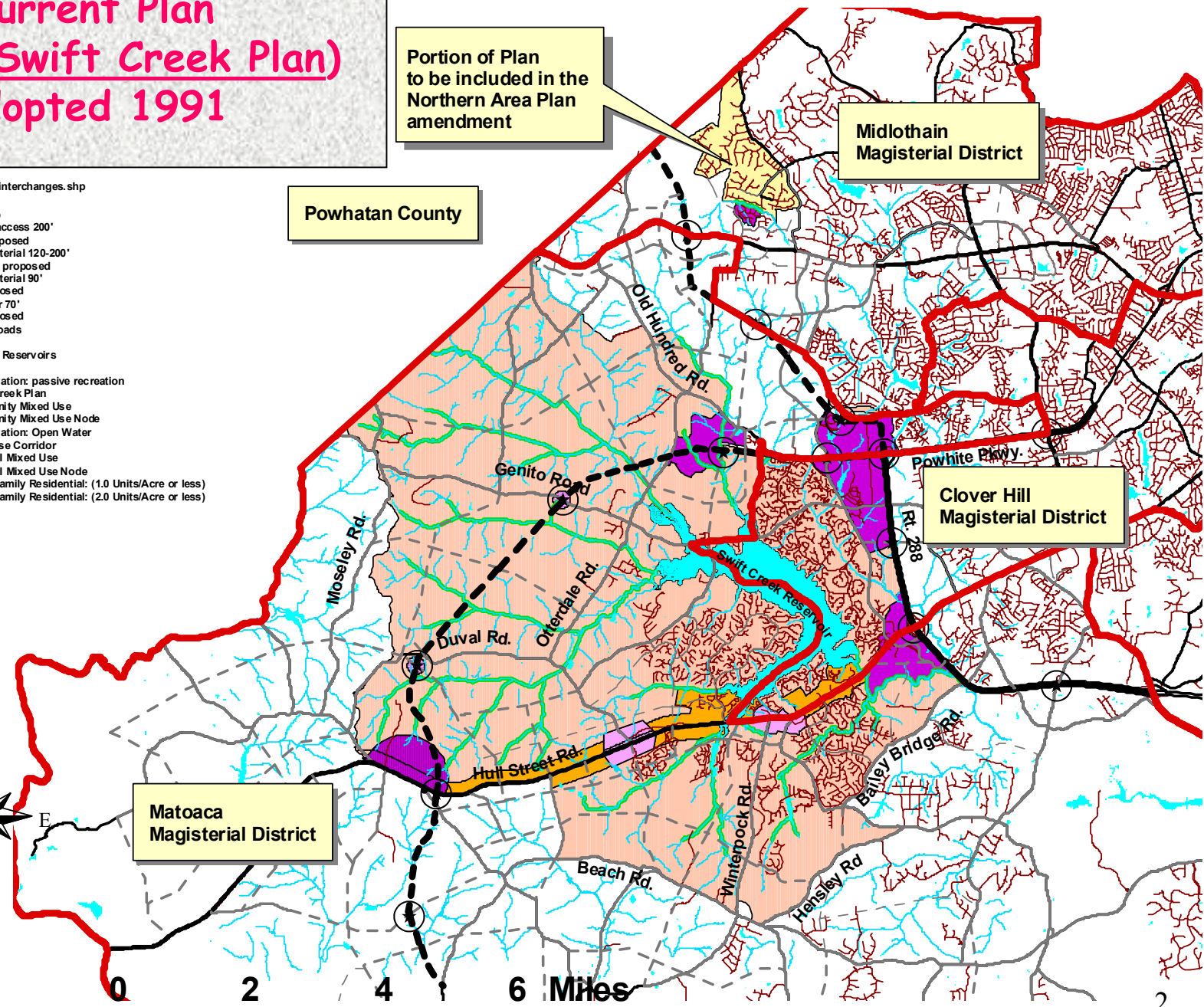
Midlothain
Magisterial District

Powhatan County

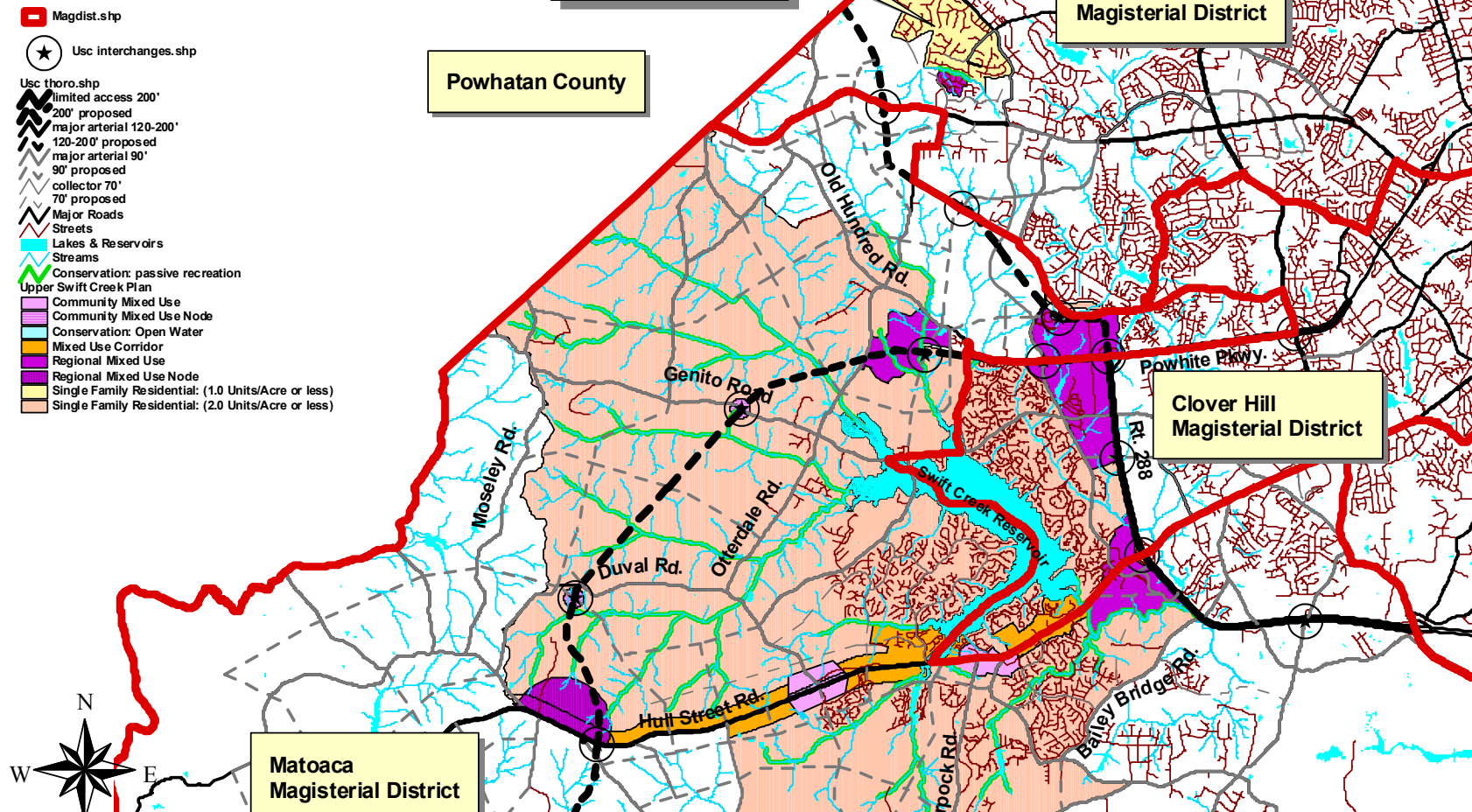
Clover Hill
Magisterial District

Matoaca
Magisterial District

- ★ Usc interchanges.shp
- Usc thoro.shp
 - limited access 200'
 - 200' proposed
 - major arterial 120-200'
 - 120-200' proposed
 - major arterial 90'
 - 90' proposed
 - collector 70'
 - 70' proposed
 - Major Roads
 - Streets
- Lakes & Reservoirs
- Streams
- Conservation: passive recreation
- Upper Swift Creek Plan
 - Community Mixed Use
 - Community Mixed Use Node
 - Conservation: Open Water
 - Mixed Use Corridor
 - Regional Mixed Use
 - Regional Mixed Use Node
 - Single Family Residential: (1.0 Units/Acre or less)
 - Single Family Residential: (2.0 Units/Acre or less)

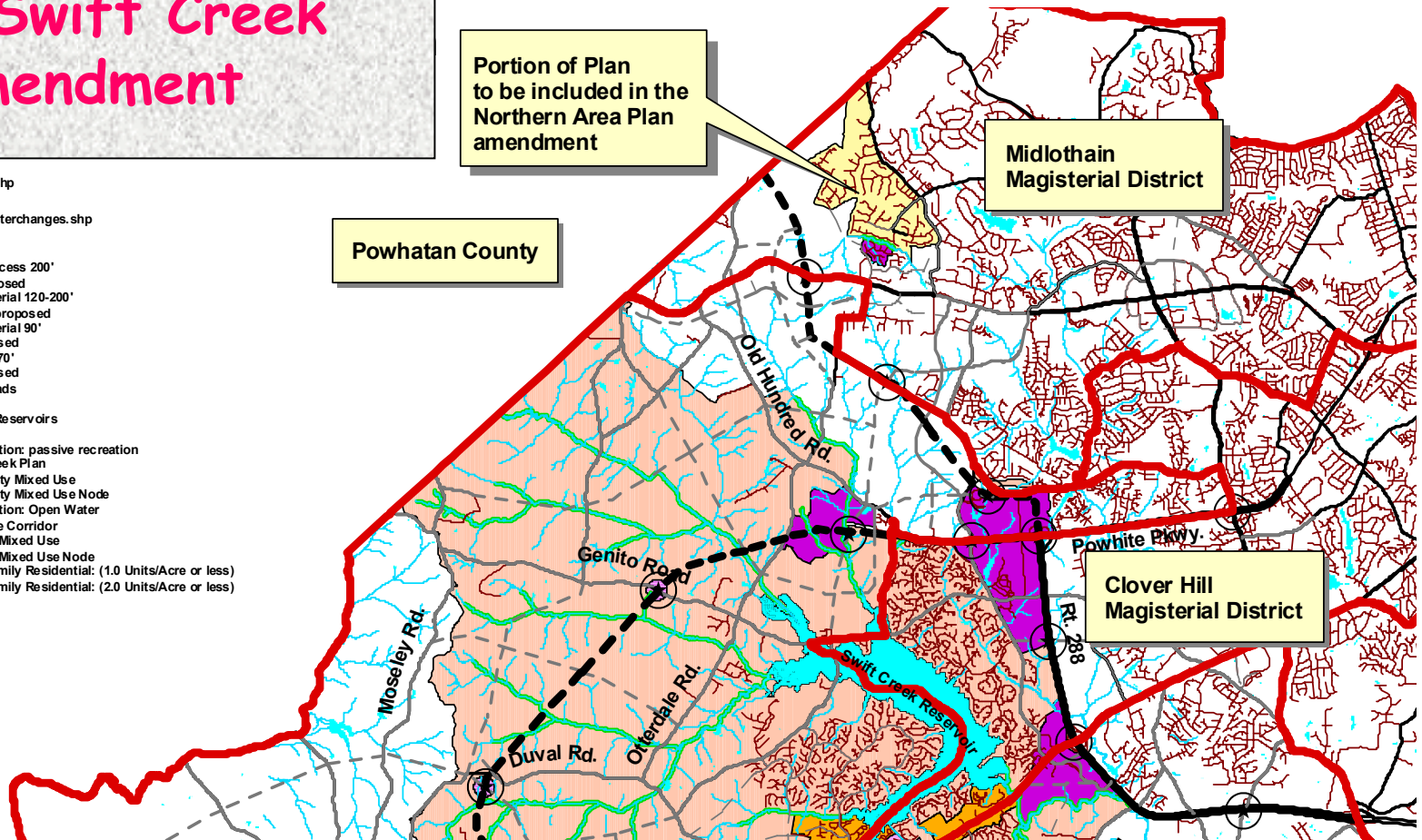
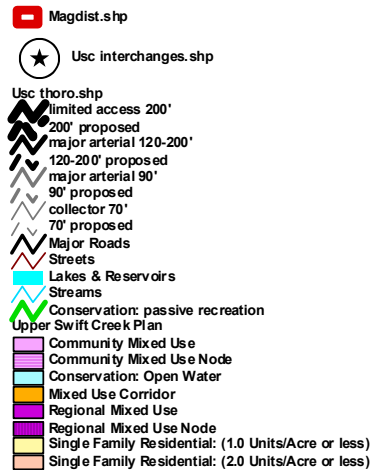


Upper Swift Creek Plan amendment



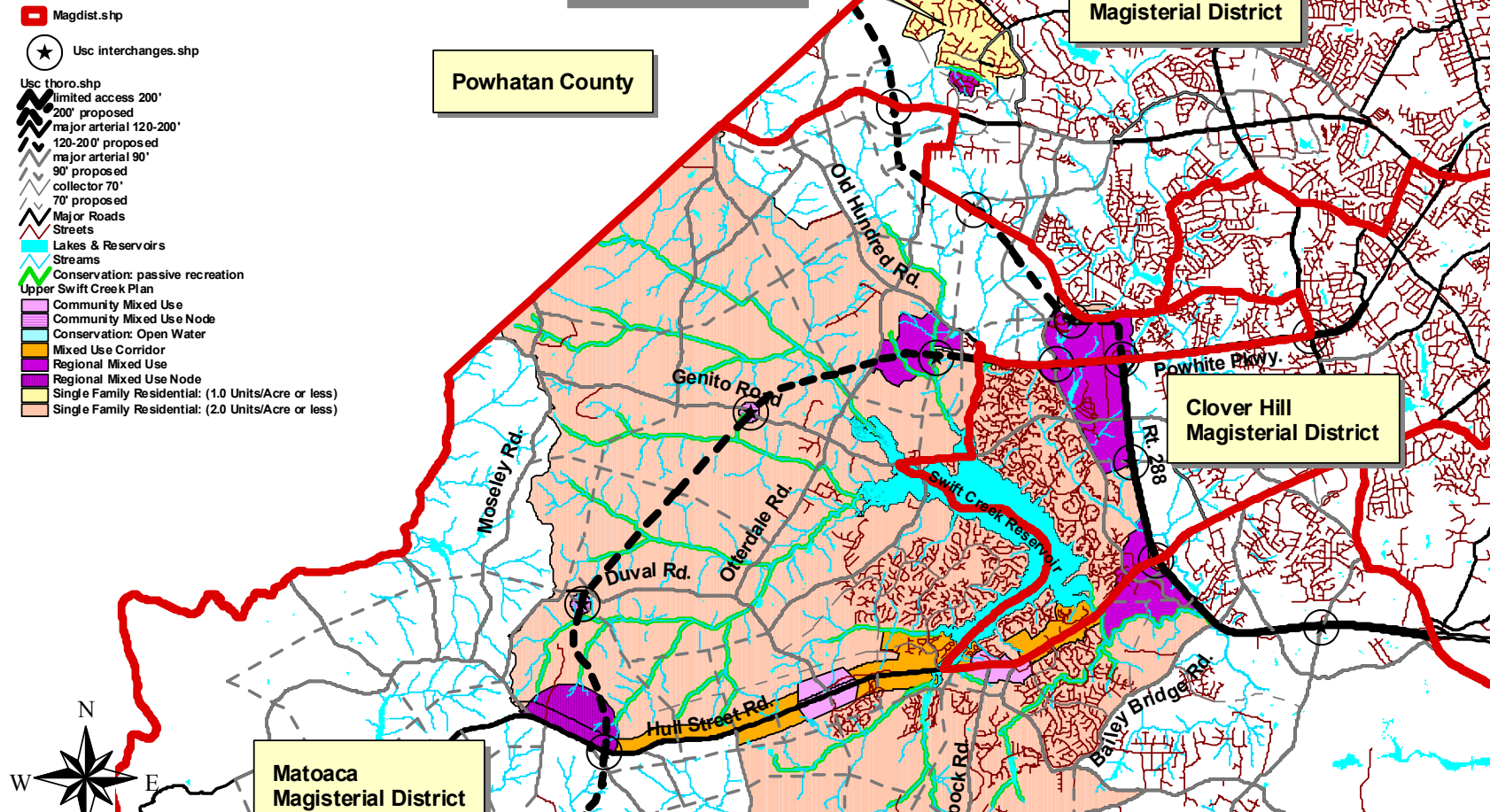
Magisterial Districts - The Upper Swift Creek Plan lies within the Clover Hill Magisterial District (about 14 percent of the study area geography), within the Matoaca Magisterial District (about 82 percent of the study area geography), and within the Midlothian Magisterial District (about 4 percent of the study area geography).

Upper Swift Creek Plan amendment



Plan Status - The study area of this Plan amendment includes most of the geography of the current Upper Swift Creek Plan (adopted in 1991). That small portion of the adopted Plan physically separated from the study area by the Route 288 Corridor Plan is not included in the geography of this Plan amendment, but will be included in the Northern Area Plan amendment currently under review. The study area includes the majority of the Upper Swift Creek Watershed within the jurisdiction of Chesterfield County. The geography of the Plan amendment is approximately 57 square miles in area, comprising approximately 13 percent of the land area of the county.

Upper Swift Creek Plan amendment



Issues - Development trends within the study area has generated interest in reviewing the current Upper Swift Creek Plan recommendations with respect to the adequacy of the Plan to address growth issues, in reviewing the adequacy of public facilities to accommodate growth, and in reviewing the impact of growth on the environment.


Upper Swift Creek Plan contacts

 Upper Swift Creek Plan boundaries

Contacts.shp

 resident

 homeowners assoc

 land owners

 Major roads

 Streets

 Lakes & Reservoirs

 Streams

 Single family 10 ac. or more

2002 land uses

 commercial

 multi-family

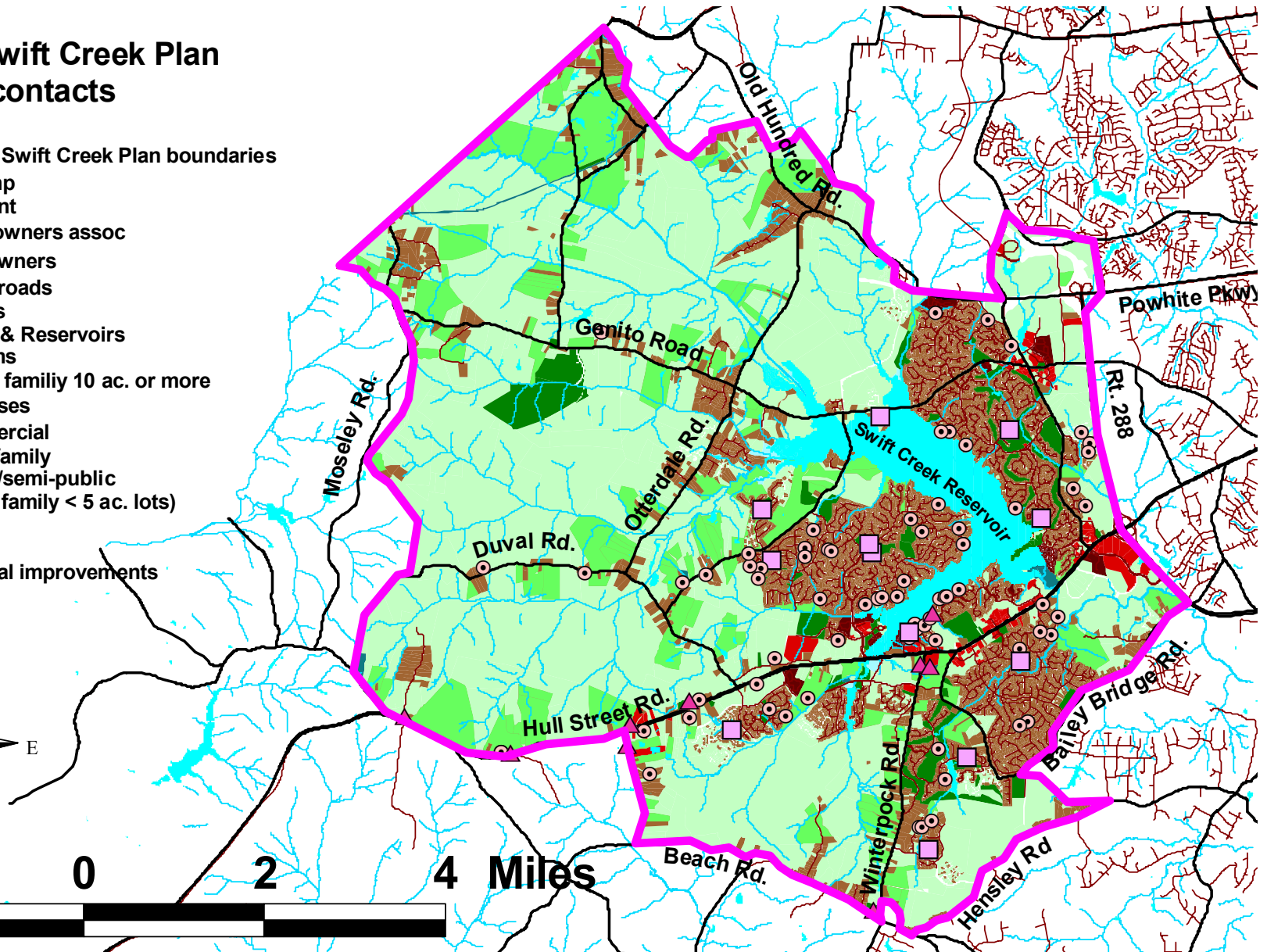
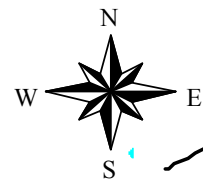
 public/semi-public

 single family < 5 ac. lots)

 utility

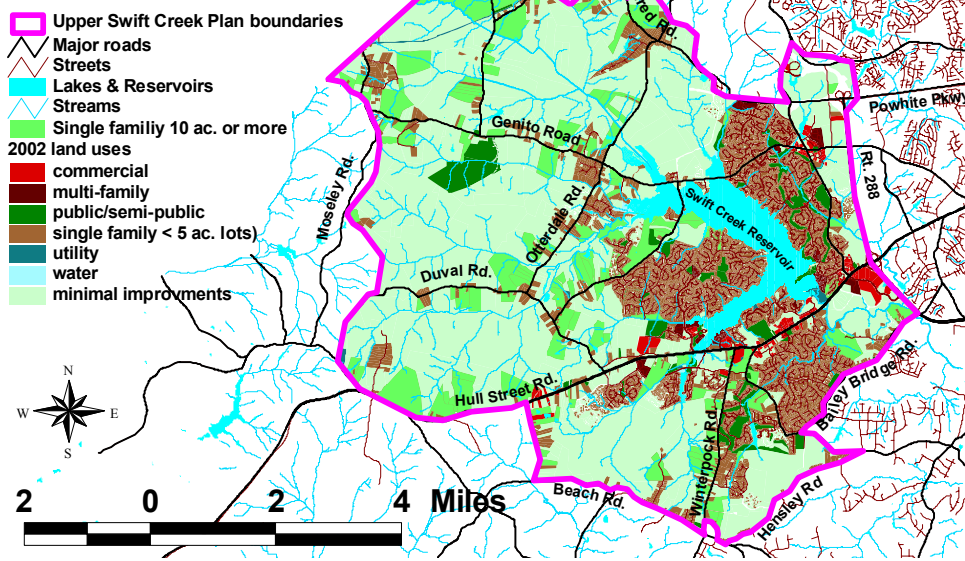
 water

 minimal improvements

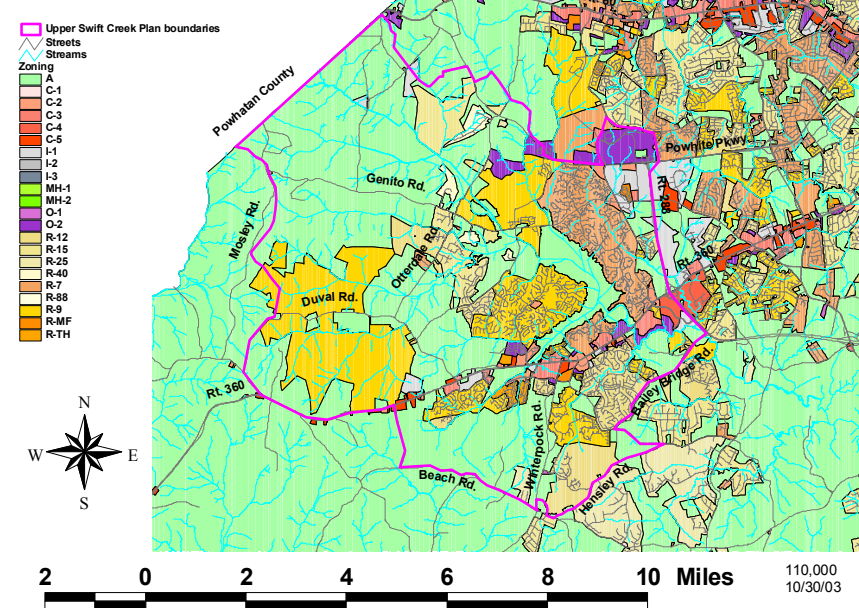


- Zoning Patterns
- Land Use Patterns
- Zoning & Development Activity
- Environmental issues
- Facilities issues
- Transportation issues

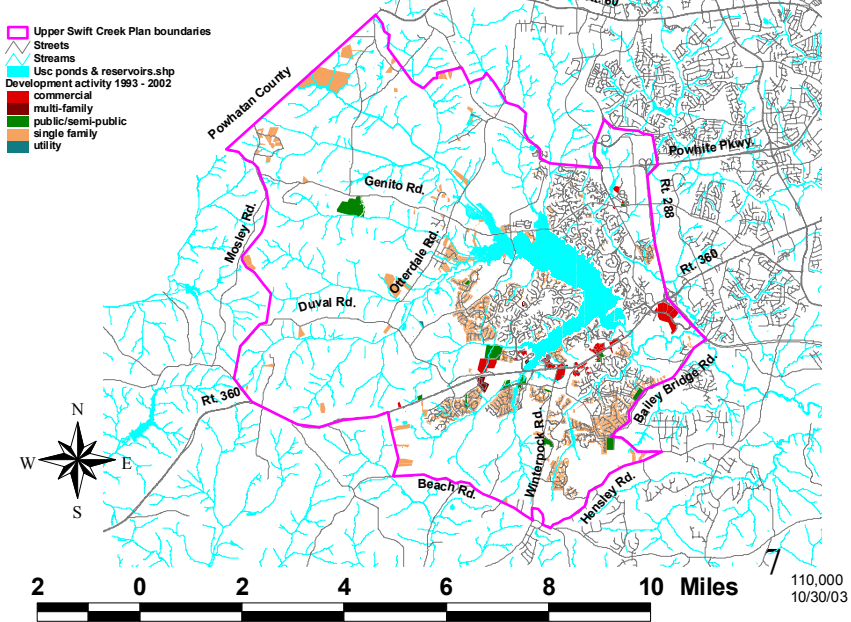
Upper Swift Creek Plan
geography
land uses as of 10/30/03



Upper Swift Creek Plan - Zoning

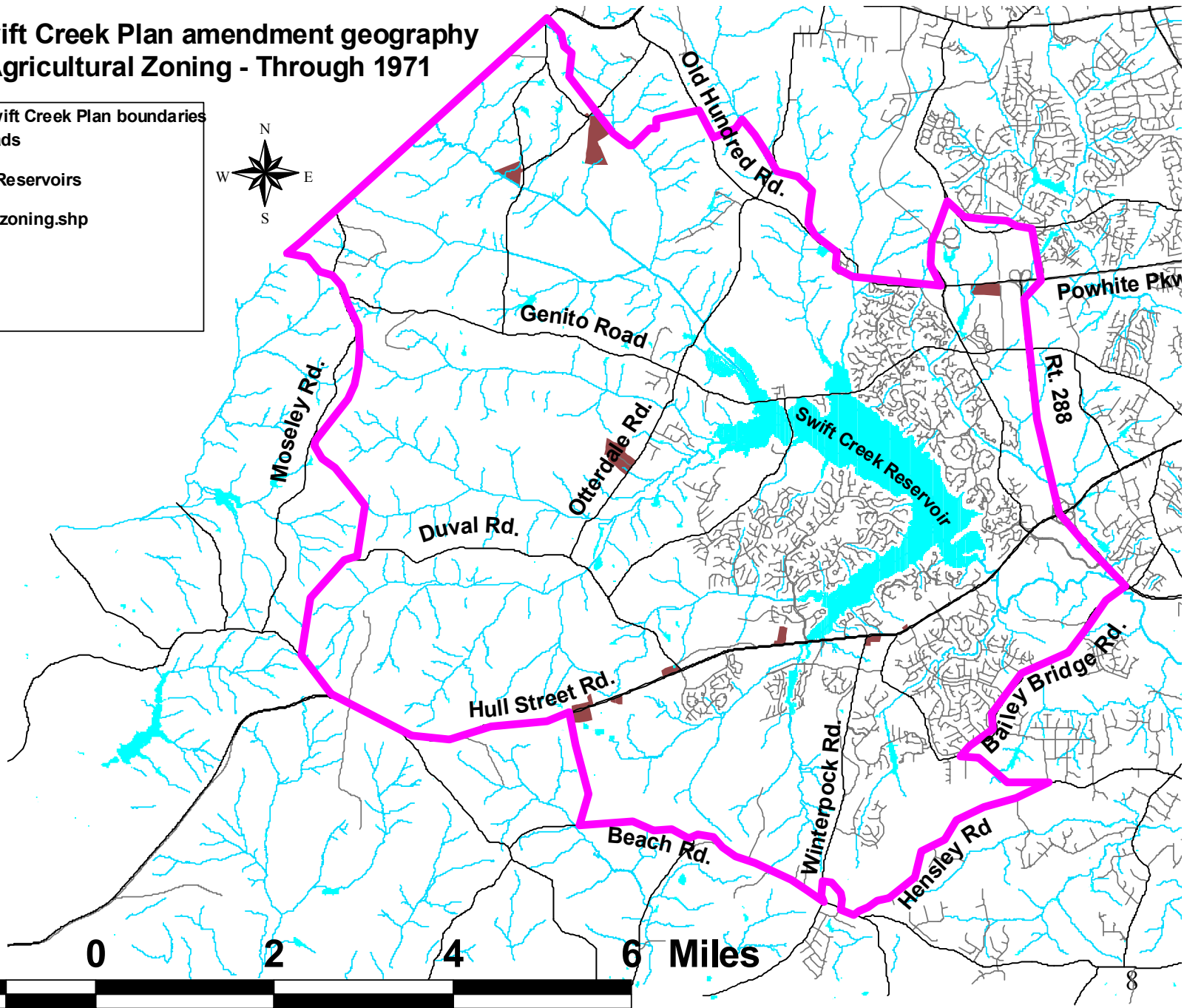
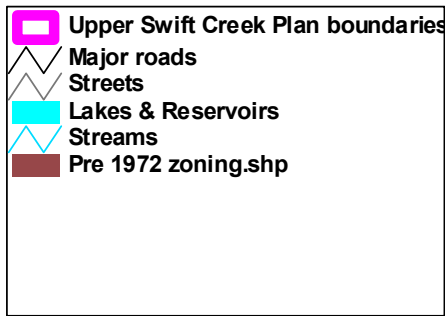


Upper Swift Creek Plan - Development Activity



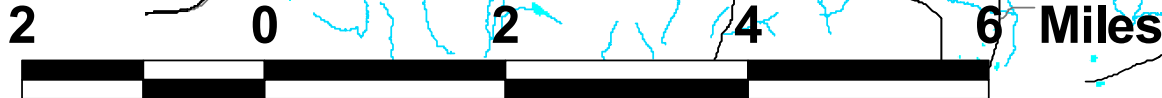
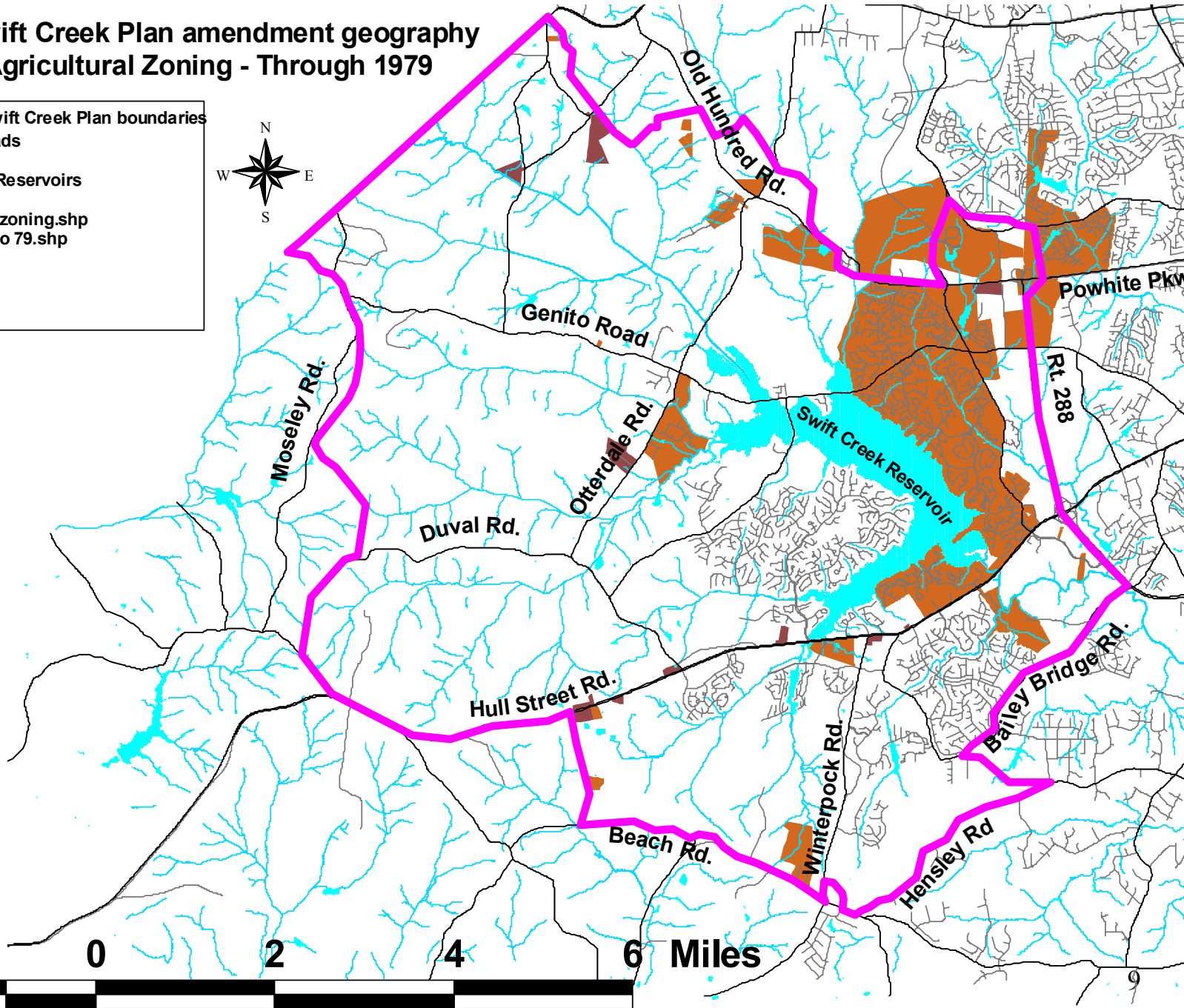
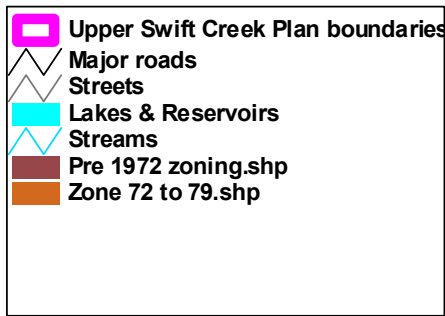
Upper Swift Creek Plan amendment geography

Non-Agricultural Zoning - Through 1971



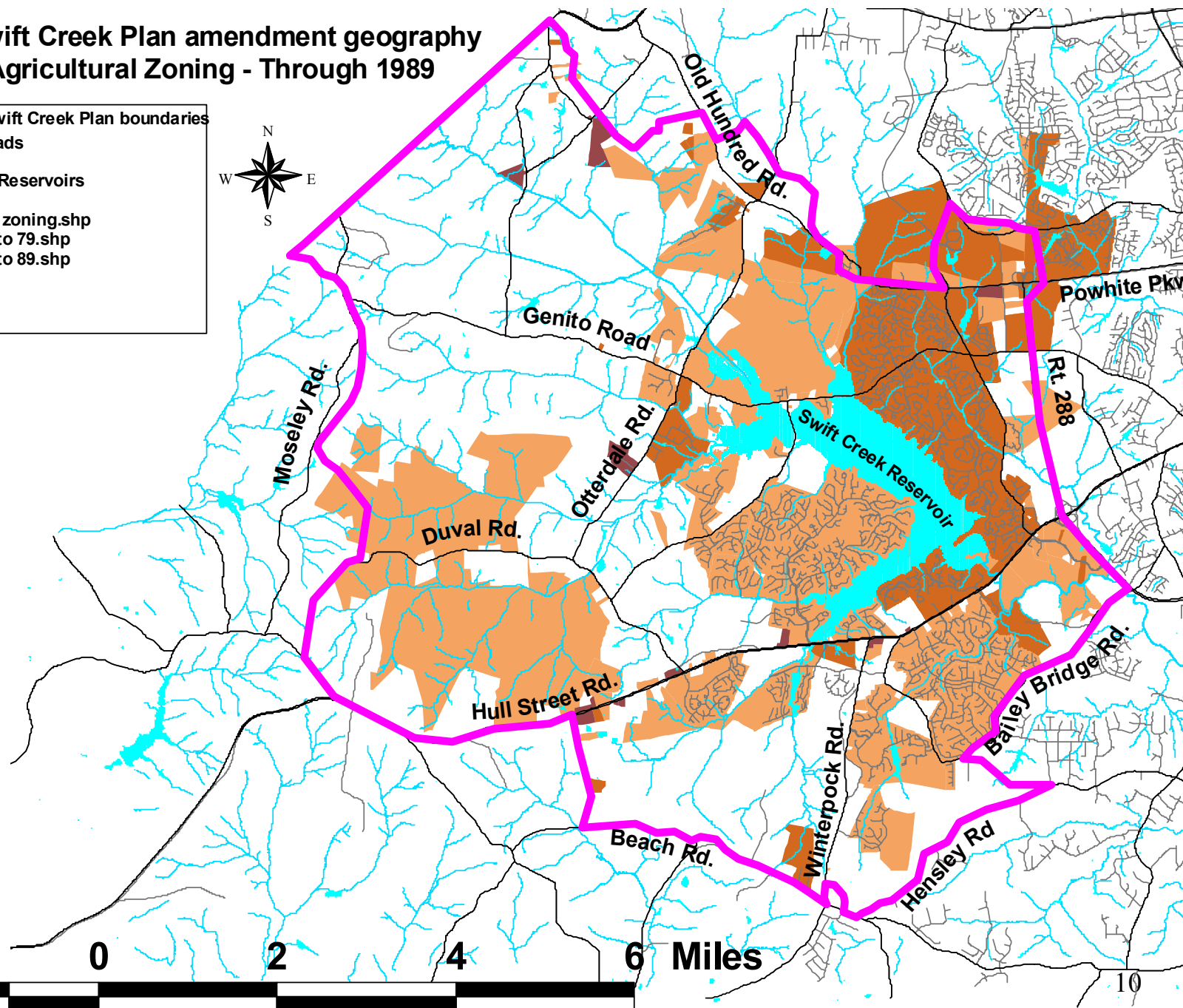
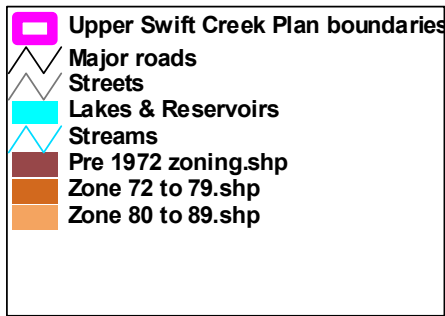
Upper Swift Creek Plan amendment geography

Non-Agricultural Zoning - Through 1979



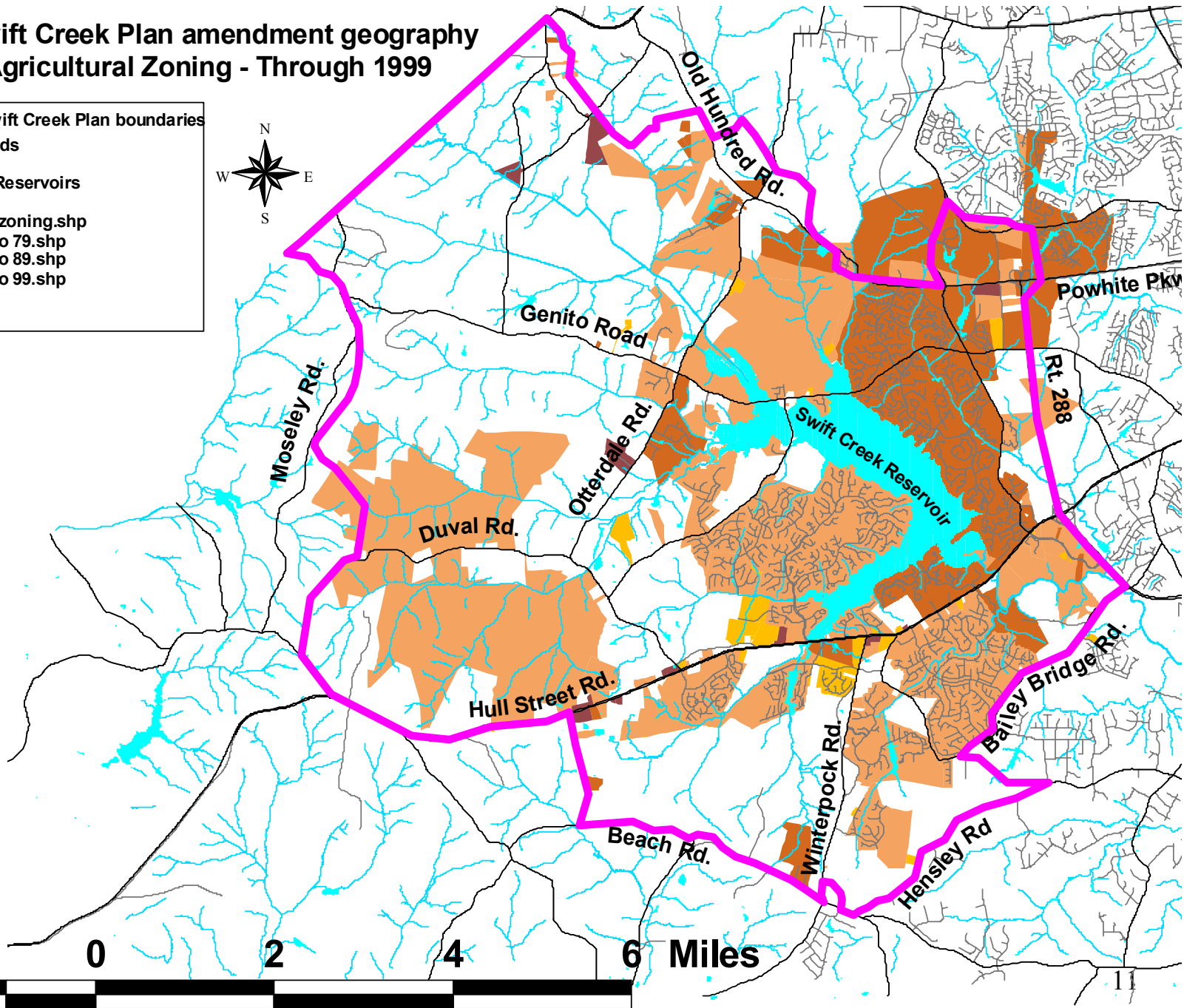
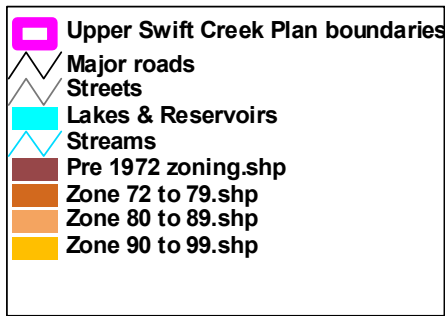
Upper Swift Creek Plan amendment geography

Non-Agricultural Zoning - Through 1989



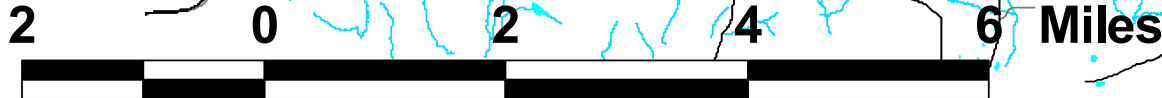
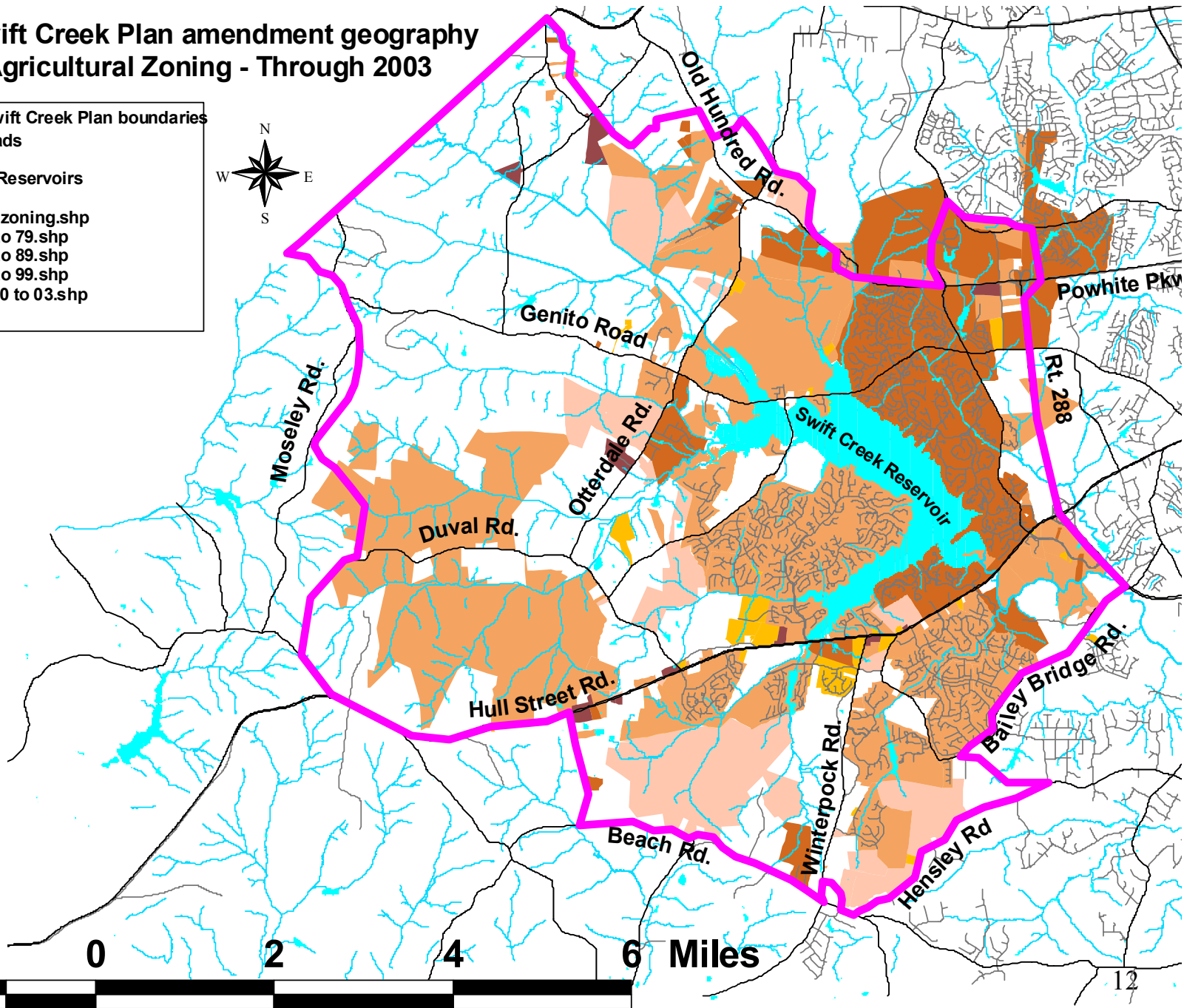
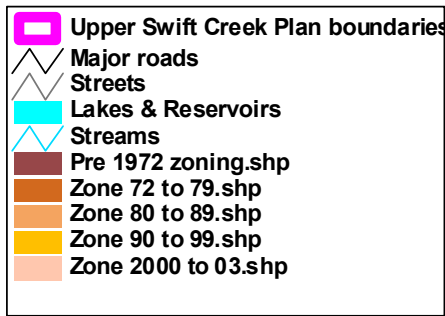
Upper Swift Creek Plan amendment geography

Non-Agricultural Zoning - Through 1999



Upper Swift Creek Plan amendment geography

Non-Agricultural Zoning - Through 2003



Zoning Activity (1972 to 2003)

 Upper Swift Creek Plan boundaries


 Major roads

 Streets

 Lakes & Reservoirs

 Streams


Use zoning history

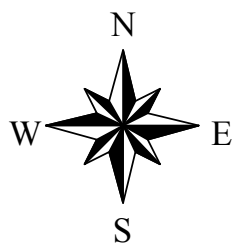
 2000 - 2003 (~ 3,500 ac.)

 1996 - 1999 (~ 300 ac.)

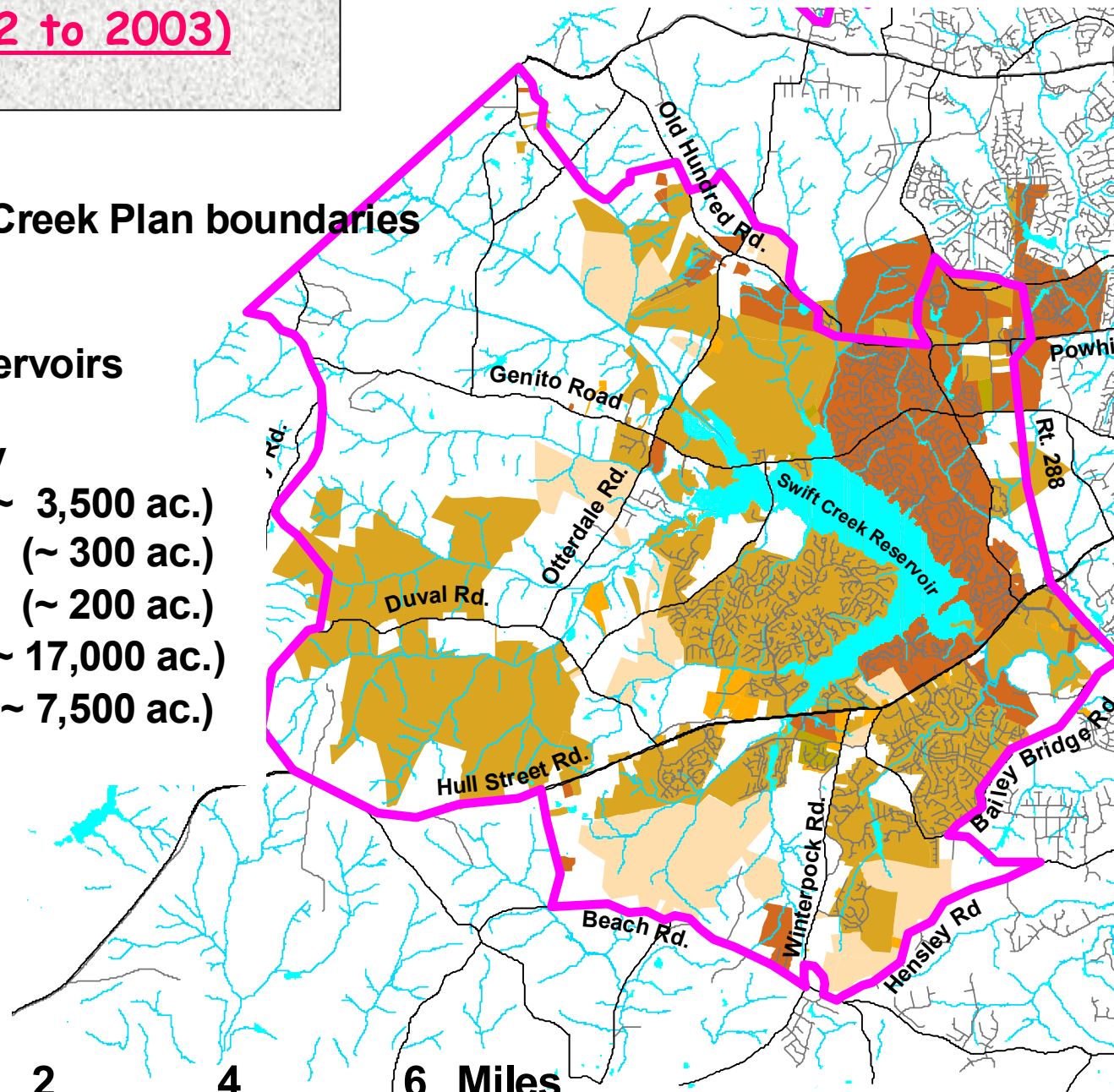
 1990 - 1995 (~ 200 ac.)

 1980 - 1989 (~ 17,000 ac.)

 1972 - 1979 (~ 7,500 ac.)



2 0 2 4 6 Miles



Zoning Activity with Phasing Recommendation of current Plan

 Upper Swift Creek Plan boundaries

 Major roads

 Streets

 Lakes & Reservoirs

 Streams

Use zoning history

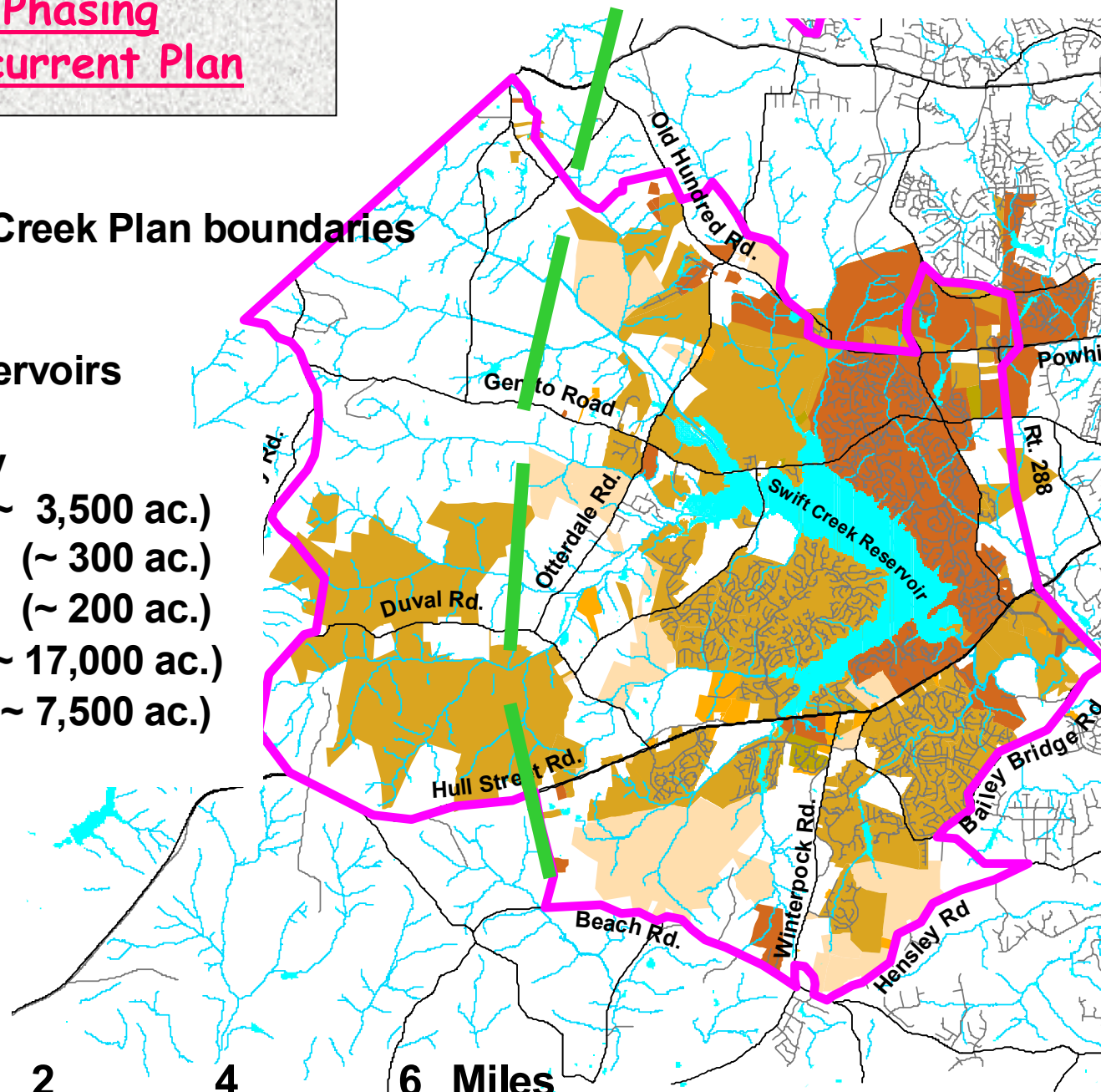
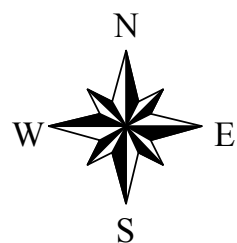
 2000 - 2003 (~ 3,500 ac.)

 1996 - 1999 (~ 300 ac.)

 1990 - 1995 (~ 200 ac.)

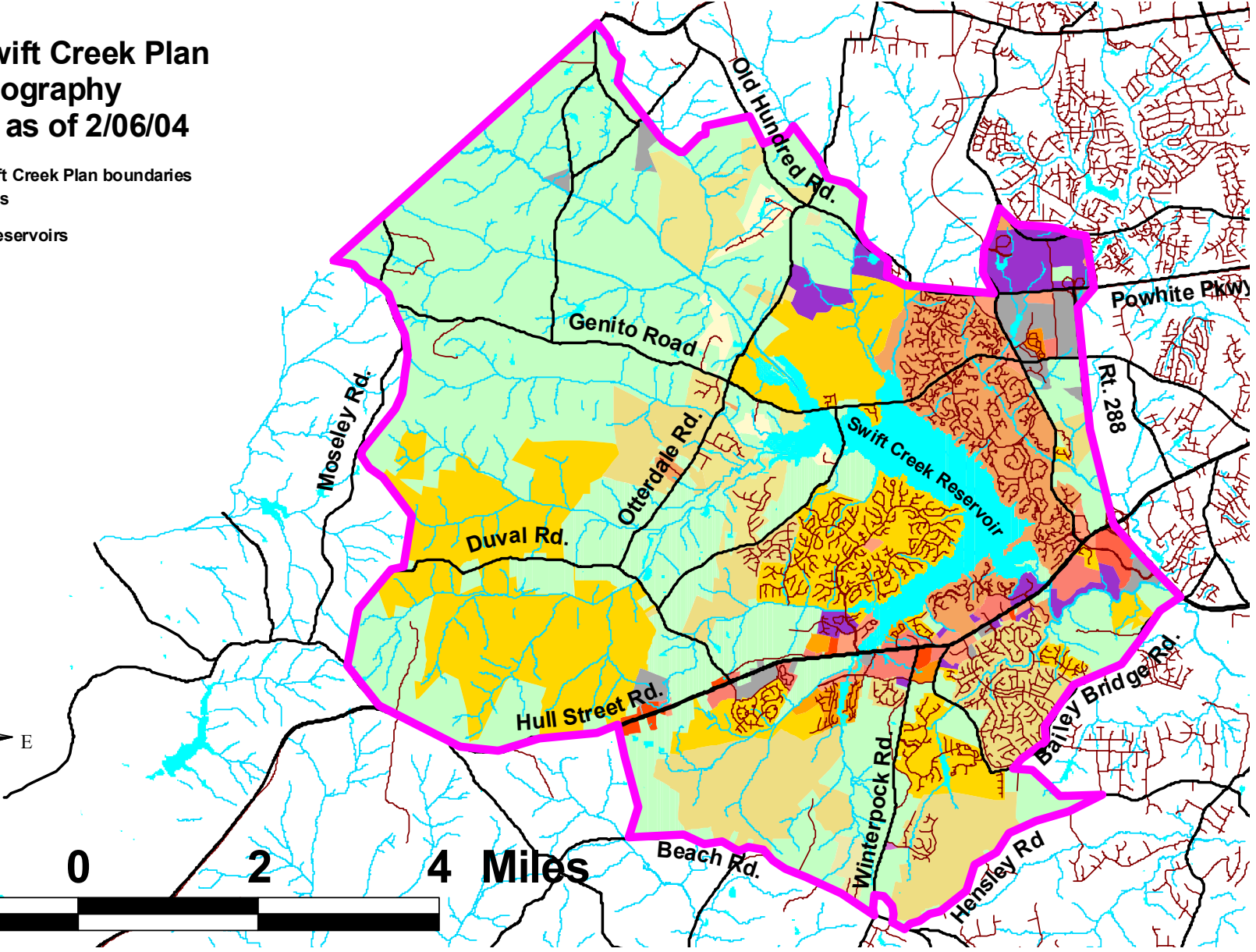
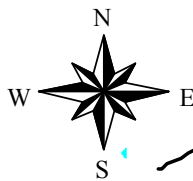
 1980 - 1989 (~ 17,000 ac.)

 1972 - 1979 (~ 7,500 ac.)



Upper Swift Creek Plan
geography
zoning as of 2/06/04

- Upper Swift Creek Plan boundaries
- Major roads
- Streets
- Lakes & Reservoirs
- Streams
- Zoning
 - A
 - C-2
 - C-3
 - C-4
 - C-5
 - I-1
 - O-1
 - O-2
 - R-TH
 - R-MF
 - R-7
 - R-9
 - R-12
 - R-15
 - R-25
 - R-40




Upper Swift Creek Plan geography land uses as of 10/30/03

 Upper Swift Creek Plan boundaries

 Major roads

 Streets

 Lakes & Reservoirs

 Streams

 Single family 10 ac. or more

2002 land uses

 commercial

 multi-family

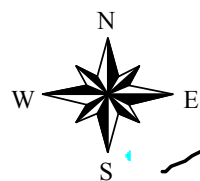
 public/semi-public

 single family < 5 ac. lots)

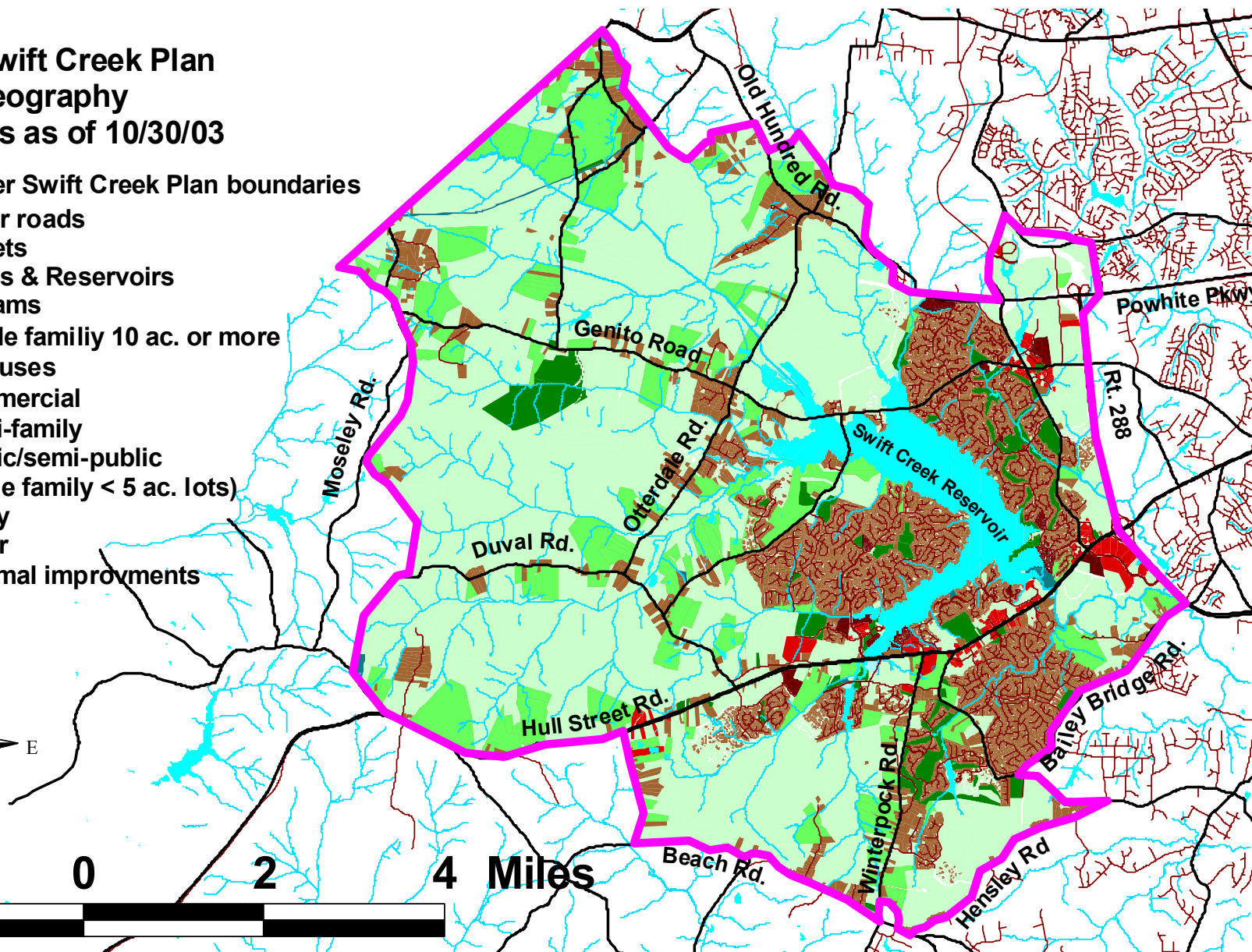
 utility

 water

 minimal improvements

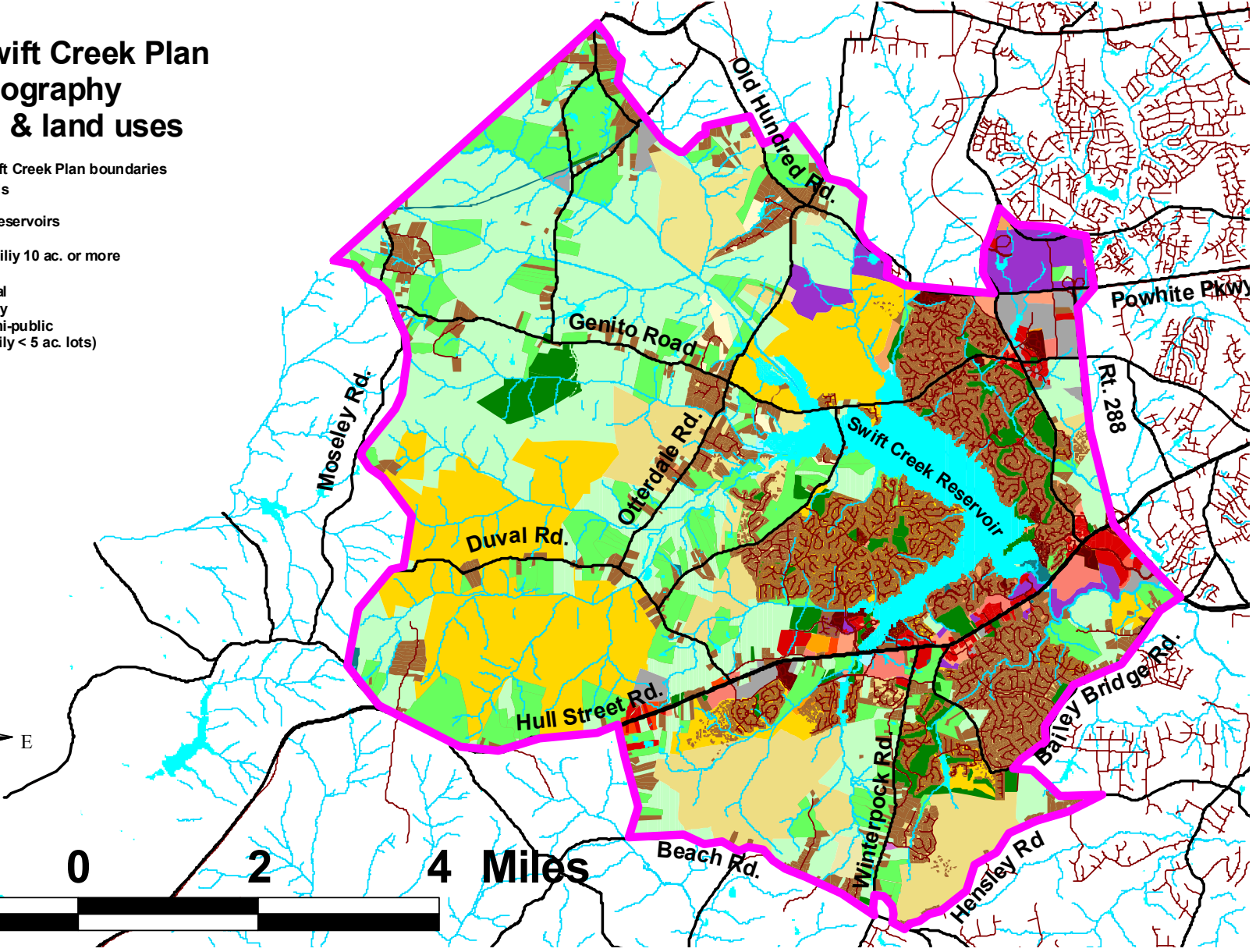
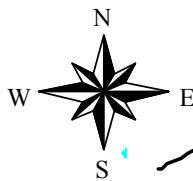


2 0 2 4 Miles



Upper Swift Creek Plan geography zoning & land uses

- Upper Swift Creek Plan boundaries
- Major roads
- Streets
- Lakes & Reservoirs
- Streams
- Single family 10 ac. or more
- 2002 land uses
 - commercial
 - multi-family
 - public/semi-public
 - single family < 5 ac. lots)
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 - A
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 - R-12
 - R-15
 - R-25
 - R-40



Zoning	Acres as of 12/31/02	% of total	% of county		Developed as of 12/31/02	Vacant/minimal improvements	% Vacant/minimal improvements
Agriculture	19,496	56	12		2,929	16,567	85
Residential	12,810	37	15		5,880	6,930	54
Office & Commercial	1,587	5	15		473	1,114	70
Industrial	649	2	3		88	561	86
Totals	34,542	100					

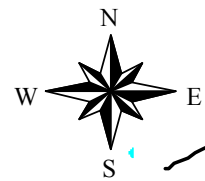
Zoning Activity: 1/93 to 10/03	Acreage
Rezoning from agricultural to residential classifications	1,153 acres
Rezoning from industrial to residential classifications	17 acres
Rezoning from agricultural to commercial/office classifications	134 acres
Rezoning from residential to commercial/office classifications	20 acres
Rezoning from agricultural to industrial classifications	23 acres
Rezoning from industrial to commercial/office classifications	36 acres

Residential Potential (12/31/2002 estimate)

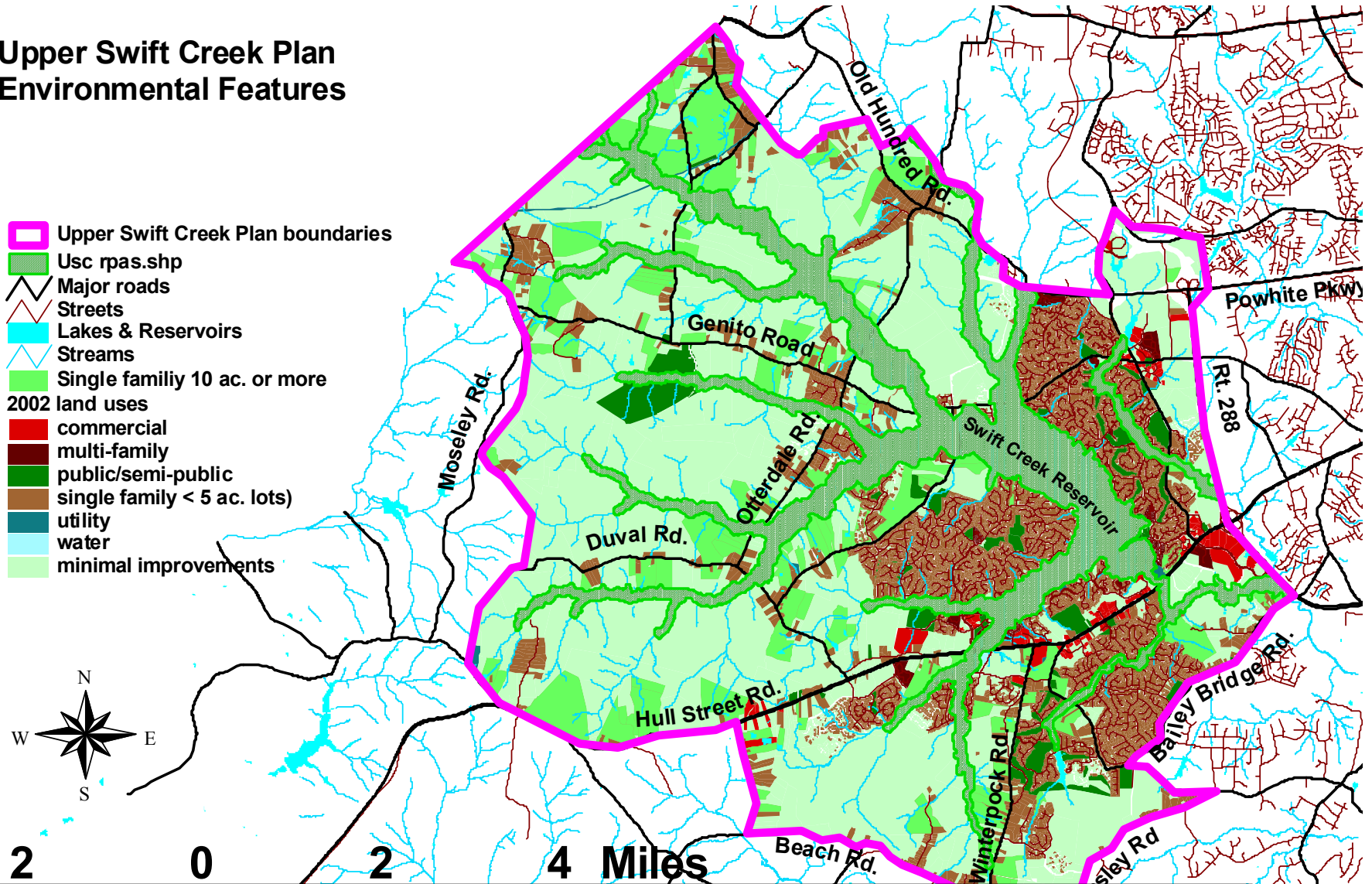
Population:	36,400+
Residences built:	14,436+
Additional residential potential (zoned but not built):	15,095+
Additional residential potential (Current Plan suggested):	28,788+

Upper Swift Creek Plan Environmental Features

- Upper Swift Creek Plan boundaries
- Usc rpas.shp
- Major roads
- Streets
- Lakes & Reservoirs
- Streams
- Single family 10 ac. or more
- 2002 land uses
- commercial
- multi-family
- public/semi-public
- single family < 5 ac. lots)
- utility
- water
- minimal improvements

















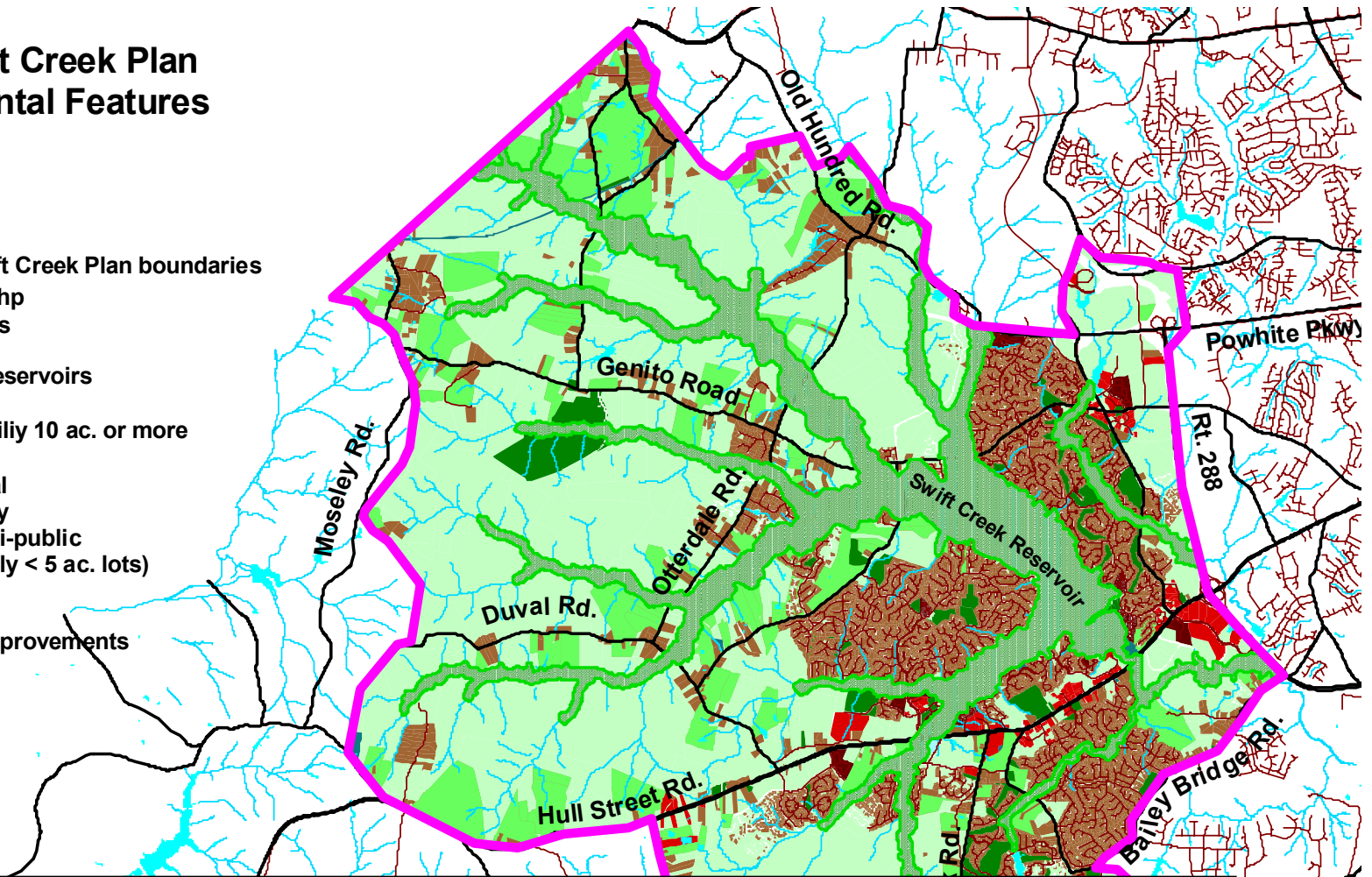
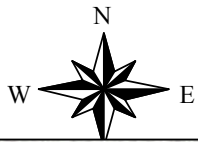
2 0 2 4 Miles



- The County's Water Quality Protection Plan is a countywide plan for
- protecting water quality on a countywide basis.

Upper Swift Creek Plan Environmental Features












-  Upper Swift Creek Plan boundaries
-  Usc rpa.sshp
-  Major roads
-  Streets
-  Lakes & Reservoirs
-  Streams
-  Single family 10 ac. or more
- 2002 land uses**
-  commercial
-  multi-family
-  public/semi-public
-  single family < 5 ac. lots)
-  utility
-  water
-  minimal improvements

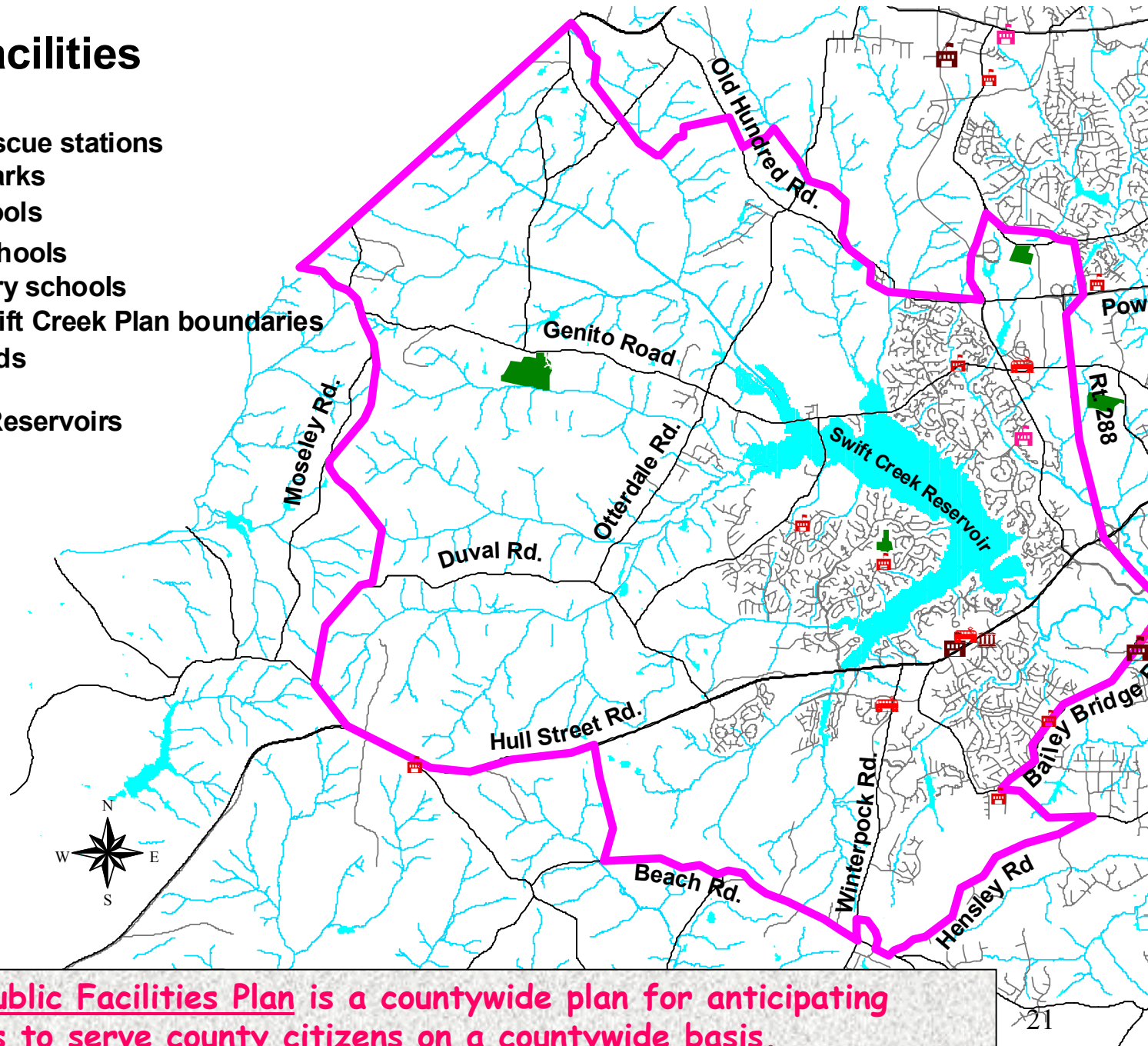


•The Zoning Ordinance has several components regulating water quality that the Environmental Engineering Department administers on a countywide basis.

•These include the floodplain ordinance, the Chesapeake Bay preservation areas ordinance, the Upper Swift Creek Watershed ordinance, and the stormwater and BMP Management ordinance.

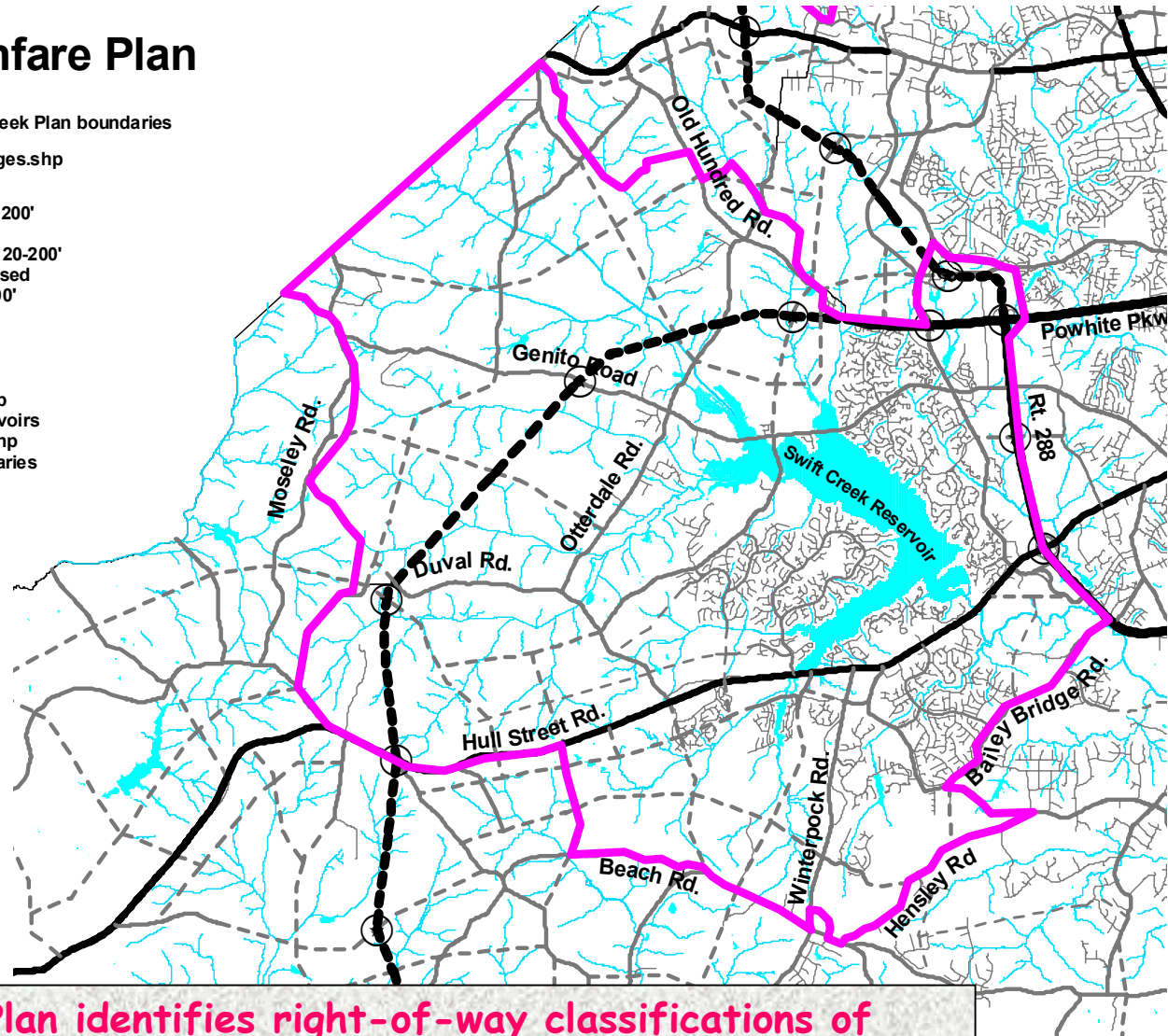
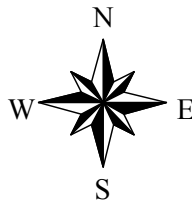
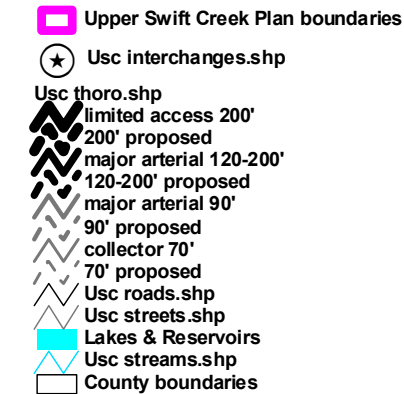
Public Facilities

-  Library
-  Fire & Rescue stations
-  County parks
-  High schools
-  Middle schools
-  Elementary schools
-  Upper Swift Creek Plan boundaries
-  Major roads
-  Streets
-  Lakes & Reservoirs
-  Streams



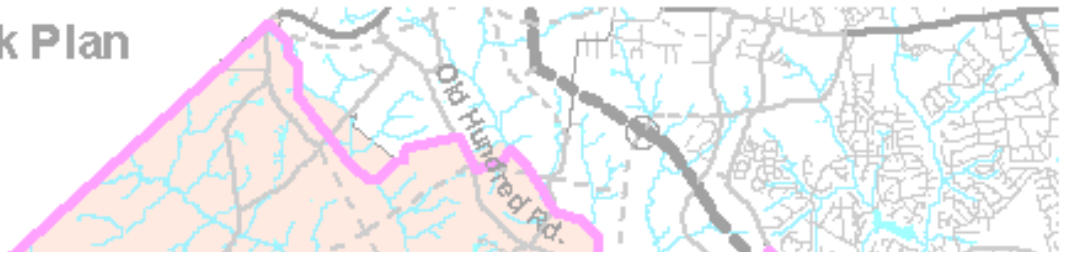
•The County's Public Facilities Plan is a countywide plan for anticipating needed facilities to serve county citizens on a countywide basis.

Thoroughfare Plan



- The County's Thoroughfare Plan identifies right-of-way classifications of existing roads, and right-of-way classifications and general alignments of future roads.
- As development occurs throughout the County, existing roads will need to be widened and new roads will need to be built to accommodate increased traffic.

Current Upper Swift Creek Plan (adopted 1991)



Citizen Participation - a series of meetings to:

Provide background information about:
 Existing conditions in the area
 The Comprehensive Plan as a tool
 The Plan amendment process

Draft Land Use
 recommendations
 prepared by staff

Draft Plan
 amendment with goals &
 recommendations
 prepared by staff

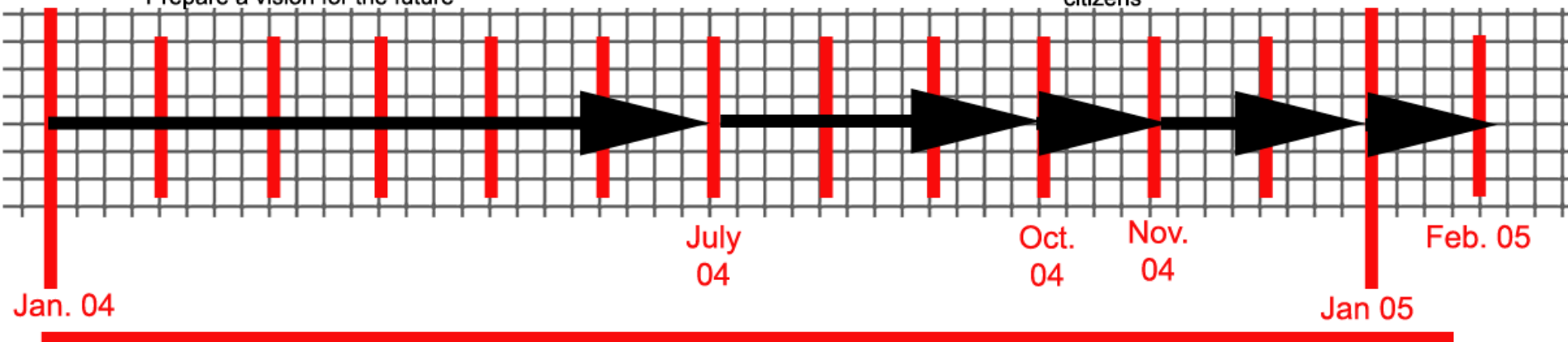
Planning
 Commission
 worksession

Discuss Issues, opportunities & constraints

Prepare a vision for the future

Draft Land Use
 recommendations
 discussed with
 citizens

Draft Plan
 discussed
 with citizens



PLAN

ZONING

OTHER REGULATIONS

Site Plan

Other

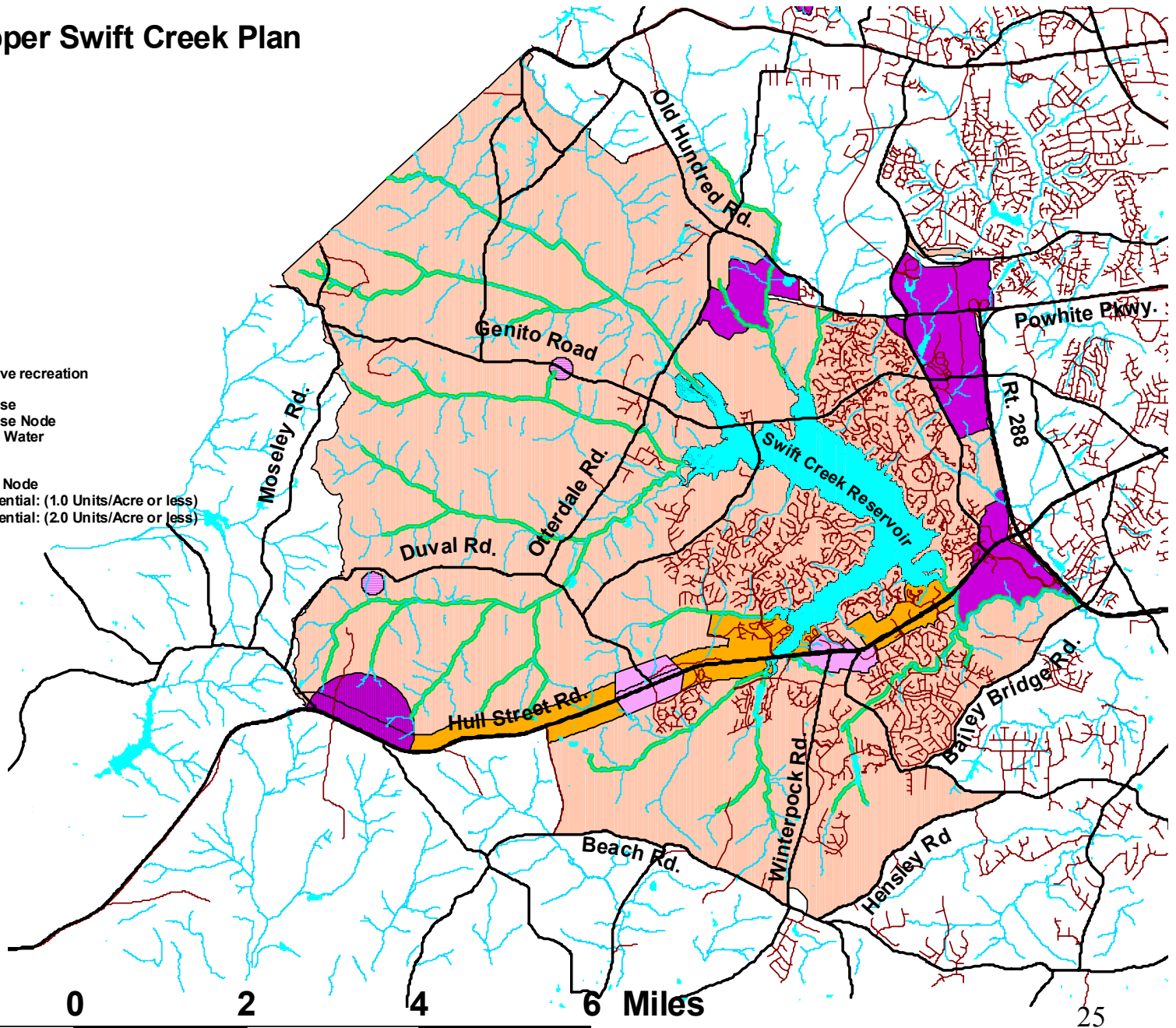
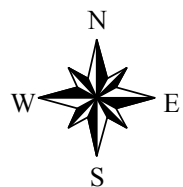
Subdivision

Chesterfield County

Development Guidance System

Current Upper Swift Creek Plan

- Major roads
- Streets
- Lakes & Reservoirs
- Streams
- Conservation: passive recreation
- Upper Swift Creek Plan
- Community Mixed Use
- Community Mixed Use Node
- Conservation: Open Water
- Mixed Use Corridor
- Regional Mixed Use
- Regional Mixed Use Node
- Single Family Residential: (1.0 Units/Acre or less)
- Single Family Residential: (2.0 Units/Acre or less)



Current Upper Swift Creek Plan

★ Usc interchanges.shp

Usc thoro.shp

limited access 200'

200' proposed

major arterial 120-200'

120-200' proposed

major arterial 90'

90' proposed

collector 70'

70' proposed

Major roads

Streets

Lakes & Reservoirs

Streams

Conservation: passive recreation

Upper Swift Creek Plan

Community Mixed Use

Community Mixed Use Node

Conservation: Open Water

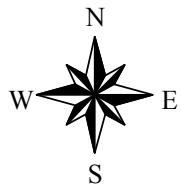
Mixed Use Corridor

Regional Mixed Use

Regional Mixed Use Node

Single Family Residential: (1.0 Units/Acre or less)

Single Family Residential: (2.0 Units/Acre or less)



2

0

2

4

6

Miles

26

